



DEPARTMENT OF GENERAL SERVICES

Executive Office

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June 11, 2002

The Honorable Joe Nation, Chair
Joint Rules Committee
State Capitol, Room 3126
Sacramento, CA 95814

Dear Assembly Member Nation:

Pursuant to the requirements of Government Code Section 8169.5, the Department of General Services (DGS) is submitting the April 2002, quarterly report on the Capitol Area East End Complex.

In keeping with our commitment to encourage conservation, we have posted this report to our website. The report can be viewed at <http://www.legi.dgs.ca.gov/Publications/2002LegislativeReports.htm>. The report is entitled *Capitol Area East End Complex Quarterly Report, April 2002*.

If you wish to receive a printed copy of this report, please contact Kathryn Welch at (916) 327-7134 (kathryn.welch@dgs.ca.gov).

If you have any questions or require additional information regarding the Capitol Area East End Complex, please call Kenn Kojima, Deputy Director, Real Estate Services Division, at (916) 376-1900.

Very truly yours,

Clothilde V. Hewlett, Interim Director
Department of General Services

CVH:MKH:kw

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Capitol Area East End Complex
Quarterly Joint Rules Committee Report – pursuant to 3-25-99 JRC recommendations
LEGISLATIVE REPORT LISTING

ORIGINAL LETTER TO EACH OF THE FOLLOWING:

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Originating Office

REVISED 06/07/02 East End Quarterly JRC Report

Capitol Area East End Complex Cumulative Quarterly Report to the Joint Rules Committee

**Pursuant to Government Code Section 8169.5
(Chapter 625, Statutes of 1999)**

April 2002

Department of General Services
Clothilde Hewlett, Interim Director
Kenn Kojima, Deputy Director
Real Estate Services Division

Project Management Branch
Margaret K. Hudson, Chief
Richard Teramoto, Project Executive

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EXHIBITS

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March 27, 2002

LEGEND OF ABBREVIATIONS

Air Resources Board	ARB
Business Enterprise Program	BEP
Capitol Area Committee	CAC
Capitol Area Development Authority	CADA
California Department of Education	CDE
California Energy Commission	CEC
California Integrated Waste Management Board	CIWMB
California State Contracts Register	CSCR
Center for the Built Environment, U.C. Berkeley	CBE
Department of Energy	DOE
Department of Finance	DOF
Department of General Services	DGS
Department of Health Services	DHS
Department of Rehabilitation	DOR
Department of Water Resources	DWR
Disabled Veterans Business Enterprise	DVBE
Environmental Impact Report	EIR
Heating, ventilation, and air conditioning	HVAC
Indoor Air Quality	IAQ
Joint Rules Committee	JRC
Lawrence Berkeley National Laboratory	LBNL
Legislative Analyst's Office	LAO
Leader in Energy Efficient Design	LEED
Letter of Understanding	LOU
Modular Systems Furniture.....	MSF
National Air Balance Company	NABCO
Preliminary Plans	PP
Project Management Branch	PMB
Public Works Board	PWB
Real Estate Services Division	RESD
Request for Proposal	RFP
Request for Qualifications	RFQ
Small Business Enterprise	SBE
Sacramento Municipal Utility District	SMUD
Simon Martin-Vegue Winkelstein Moris	SMWM
Technical Evaluation Committee	TEC
Transportation Systems Management Plan	TSMP
Volatile Organic Compounds	VOC

I. Introduction

The enabling legislation for the Capitol Area East End Complex, Government Code Section 8169.5 (Chapter 761, Statutes of 1997 (SB 1270, Johnston)), authorized the JRC to review the DGS' plan and the LAO report to consider whether to recommend to the DGS any changes in the site design criteria, performance criteria, specifications or criteria for determining the winning bidders. Pursuant to the requirements of Government Code Section 8169.5 (Chapter 625, Statutes of 1999 (AB 883, Joint Committee on Rules)), provided herein is a cumulative quarterly progress report on the Capitol Area East End Complex. Only exhibits relative to the current report are included. The report can be viewed at the DGS web site (<http://www.legi.dgs.ca.gov/Publications/2002LegislativeReports.htm>).

To ensure the intent of the March 25, 1999, JRC recommendations are satisfied, the DGS has signed a LOU with the other agencies the JRC requested the DGS to consult. A copy of the LOU was provided in both the July and October 1999 reports. Pursuant to the LOU, a draft of this report was provided to the CEC, CIWMB, DHS, and ARB. Comments were received and incorporated to the extent practicable. Although the DGS did not incorporate all comments, the department did not have issue with any comment received.

Contract agreement has been reached with each design/build team. Clark/Gruen Design/Build, Inc. (Clark/Gruen) has been contracted for the four office buildings occupying Blocks 171-174. This team includes Clark Construction Group with Gruen Associates as the architect of record with Forrar Williams Architects providing local input. Clark/Gruen was selected for their demonstrated superiority in public sector work, the strength and depth of their on-site management team and the outstanding expertise of their major subcontractors and design consultants. Clark/Gruen's proposed community outreach plan was judged most comprehensive and their overall proposal was deemed to provide the best value to the state.

Hensel Phelps Construction Co. (Hensel Phelps) and Fentress Bradburn Architects (Fentress Bradburn), with Dreyfuss & Blackford Architects (Dreyfuss & Blackford) providing local input, comprise the design/build team for the Block 225 office building project. Presenting a well-organized and comprehensive proposal, the Selection Committee deemed this team to be superior, citing overall experience and expertise, demonstrated expertise in complex window wall systems, commitment to project collaboration, an outstanding safety record, and their commitment to green building measures.

A more detailed discussion of the Selection Committee's decision can be found in Exhibit A of the January 2000 Quarterly Report to the JRC.

1. Design/Build Method

The Joint Rules Committee finds that use of the design-build method for the East End Project was authorized by the enabling legislation. It is incumbent upon DGS to meet the efficiency and sustainability criteria outlined below to offset concerns about design-build. The Committee, therefore, will periodically review progress of the East End Project in order to ensure these goals are met.

This quarterly report is provided to allow the committee to review the DGS' progress as required by Government Code Section 8169.5.

2. RFP and RFQ Evaluation Criteria (Retired – April 2000)

3. Periodic Updates (Retired – January 2000)

4. Coordination with State Environmental Agencies (Retired – April 2000)

5. SMUD Proposal (Retired – April 2000)

6. Life-Cycle Costs of Energy Efficiency Measures

The Committee recommends that when reviewing the costs of energy efficiency measures, DGS review them in terms of savings over the life of the building, and measures, rather than in terms of up-front costs. The Committee further recommends participants explore and identify other appropriate funding sources to augment the project funds. Among other things, these sources could include both public and private funds that are available for green building construction and sustainable design features.

Apr 02 The CBE will conduct an evaluation of the acoustics in existing CDE building locations. The information will be used to compare existing acoustical conditions with the new building locations in both Blocks 225 and 172.

Jan 02 A raised floor system including underfloor air distribution will be installed in floors two through six of the Block 225 Office Building. The CBE will conduct evaluations of the system including energy efficiency and occupant comfort in Block 225 with a control study occurring in Block 172. The CEC has agreed to participate in funding a portion of the study. The baseline survey for the CDE tenants moving into Block 225 began on January 22, 2002. The study of both buildings will be completed August 2004.

Oct 01 The proposed federal DOE grant was not funded; however, the DGS and CEC were able to develop with the CBE a proposal that will meet the objectives required by DOF. The DGS, CEC, and DOF continue to work together with the CBE on conducting the field study of the underfloor air distribution on the Block 225 office building with the control study of the Block 172 office building. The baseline field studies for Block 225 will begin January 2002 and August 2002 for Block 172. The

- post-occupancy field studies for Block 225 will begin January 2003 and August 2003 for Block 172.
- Jul 01* The federal DOE had previously indicated that by mid-June it would announce its designated grants; however, the decision has been delayed. The CBE is tracking the decision and expects it at any time. The kickoff meeting with the DOF establishing the baseline parameters of the workplace environment is scheduled for August 31, 2001. The baseline will allow for a one-year study of the existing workplace before the tenants move into their new East End facilities. The Block 172 office building is scheduled for occupancy in the summer of 2003 and will establish the control as a non-raised floor building. The Green Team will provide input in the development of the study plan.
- Apr 01* The CBE continues to develop the proposed testing methodology in response to concerns raised by the DOF. The federal DOE will announce its leveraging grants in mid-June. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. The LBNL will bring their expertise in the metrics of air distribution. It is anticipated that a survey will begin this summer to establish a baseline of work environments. This will allow for a one-year study of the existing workplace before the tenants move into their new East End facilities. The Block 171 Office Building scheduled for occupancy in the summer of 2003 will establish the control as a non-raised floor building.
- Jan 01* The CBE met with DOF and the DGS to discuss concerns with the proposed testing methodology. It was agreed that the CBE would formalize its proposed testing protocols and meet with DOF for final review. The LBNL has also expressed interest in joining the study with emphasis on the metrics of air delivery and distribution. The LBNL indicated the possibility of augmenting the funds available for testing through a grant program. On a further development, the DOE has notified the CBE that the study could be eligible for additional DOE grants on a leveraged basis. The CBE is preparing the grant application due the first week in February. With the funds the project budget has committed to the study and the possible grant funding from the LBNL and other CBE partner sources, a five to one leverage is a possibility. A meeting with the CEB, DOF, the DGS, and the Green Team is anticipated in early 2001 to review the proposed study plan.
- Oct 00* The CBE is drafting a revised proposal in response to comments received at the last meeting with the DOF. A progress meeting was held on October 20, 2000, to discuss progress of the revise proposal, general project milestones, and the preliminary documents to be sent to the CBE. The CBE reported that the Lawrence Berkeley National Laboratory would participate in the measurement of comfort and IAQ parameters as part of the study. Several ongoing CBE research projects on under-floor air distribution were cited as possible inclusions in or expansions for the study. These include: task ambient conditioning, under-floor air distribution case studies, room temperature specification model, and under-floor air distribution cost analysis. Other research projects cited as having relevance were speech privacy, occupancy satisfaction survey, and impact of ventilation on productivity, energy use,

and health. A final proposal is scheduled for completion by year end. The Green Team is working with the LBNL and the CBE in identifying additional funding sources for this study. Members of the Green Team will be working with the DGS, the LBNL, and the CBE in the design and implementation of this study.

- Jul 00* An analysis of the underfloor air distribution system and a preliminary proposal for a field study by the CBE were reviewed by the DOF. A meeting has been scheduled for July 25, 2000, between the CEB and DOF to address concerns of the proposed testing methodology. Results of this discussion and the accepted evaluation goals and testing method will be reported in a subsequent Quarterly Report to the JRC.
- Apr 00* As stated under item No. 15 of this report, the DOF requested that in order for the underfloor ventilation in Block 225 to be funded on a demonstration basis, a scientifically-based study be conducted to determine the benefits associated with such a system. As a result, the DGS has contacted the CBE at the University of California, Berkeley, for this study. The CBE has submitted a methodology to the DGS to conduct an evaluation and comparative analysis of the raised access floor and underfloor air distribution system for the Block 225 Office Building. The Green Team reviewed the proposed methodology and provided comments to the DGS. Given the expertise of the members of the Green Team as well as their respective departments and agencies, it is anticipated that the Green Team will be involved with the final study design methodology and will provide consultation to the DGS and the CBE throughout the study. The CBE's evaluation goals and protocols are currently under review by the DOF. It is anticipated that this study will yield quantifiable data to aid in future cost analysis. Once approved by the DOF, a copy of the CBE's goals and protocols will be provided in a future report.
- Jan 00* The DGS is in the process of developing a formula and the procedures to standardize the review of the life-cycle costs of energy-efficiency measures and building systems for this and other projects. Non-traditional methods of calculating life-cycle costs will also be considered. These methods include impacts to the environment, indoor air quality, occupant health and productivity, etc. Once the methodology is finalized and accepted by the DOF, it will be provided in this report.
- Oct 99* The DGS attended a presentation on life-cycle costing methodology by the CEC to the DOF on July 16, 1999. The presentation covered a general review of process, which included increased productivity considerations.
- Jul 99* The DGS is required by law (Gov. Code, § 15814.30(c)), to determine what is "cost effective" by evaluating the savings over the life of the building or measure being considered. To ensure a consistent evaluation process, a life-cycle methodology was included in the contract documents submitted to the Legislature in December 1998.

As noted, the DGS and others are analyzing energy efficiency measures in regard to savings over the life of the buildings. Full assessment of additional funding sources will occur upon consensus on the content of the criteria.

The issue of additional funding sources is tied directly to any measure that cannot be included in the project, because the first cost of a measure does not fit within the project's budget. Currently, we are evaluating a large number of recommendations that were received from the CEC, CIWMB, DHS, and ARB. Once analysis of the recommendations is complete, we can determine to what extent additional funding may be required. Participants in the Project Workgroup have agreed to present any items requiring additional funding to the State Public Works Board for consideration and approval of augmentation to the project's current budget, not to exceed the 10 percent augmentation specified in statute. The DGS and CEC will work with the DOF regarding alternative methodologies for life-cycle cost analysis.

7. Sustainable Design and Green Building Construction in the Issuance of RFQs and RFPs (Retired – April 2000)

8. Green Oversight Mechanism

The Committee recommends that DGS, CIWMB, CEC, ARB and DHS develop an effective green enforcement mechanism of oversight and incentives to ensure compliance with articulated goals. This oversight mechanism would apply to the design-builder and DGS.

This mechanism should provide for review and input by the Department of Finance, the Legislative Analyst, the CEC and CIWMB to the Legislature through the budget process.

Apr 02 **The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on March 27, 2002. Meeting minutes are attached as Exhibit A. The Green Team also participated in the following meetings and received for review the following documents:**

- **Blocks 171-174 Commissioning meetings on February 19, 2002, March 19, 2002, and April 23, 2002. Updates of the Commissioning Plan were received during these meetings.**
- **Block 225 Commissioning meetings on February 20, 2002, March 27, 2002, and April 24, 2002. Updates of the Commissioning Plan were received during these meetings.**
- **Block 225 LEED certification meetings on April 20, 2002. A draft copy of the LEED scores for Block 225 was distributed.**

Both design/build teams have completed their DOE-2 energy models for the construction document phase for compliance contract documents. The next model will be completed after construction is complete.

Jan 02 **The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on January 16, 2002. Meeting minutes are attached as Exhibit A. The Green Team also participated in the following meetings and received for review the following documents:**

- **Blocks 171-174 Commissioning meeting on January 16, 2002.**
- **Block 225 Commissioning meeting on January 16, 2002.**

- Block 225 LEED certification meeting on January 16, 2002.

Oct 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. A meeting was held on August 28, 2001. Meeting minutes are attached as Exhibit A. The Green Focus Group now meets on an as-needed basis concerning issues affecting sustainable design and materials. The Green Team also participated in the following meetings and received for review the following documents:

- Block 225 Partnering meeting held on September 24, 2001.
- Blocks 171-174 Commissioning meeting on August 1, 2001. No further meetings are scheduled, but Clark/Gruen will be submitting quarterly reports to the DGS. These reports will be shared with the Green Team.
- Block 225 Commissioning meetings on August 28, 2001, and October 22, 2001.
- Block 225 discussion on LEED certification was held on August 28, 2001. The Green Team supports LEED 2.0 not as a performance-based tool but rather as a barometer to see how well the East End Project performs compared to a nation-wide standard.
- A meeting was held on September 19, 2001, with the designers of the plaza on Capitol Avenue to discuss the new design approach of the East End art program and the resulting changes in landscaping.
- Various reports on products tested for indoor air quality have been submitted from the Hensel Phelps team.

July 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on June 26, 2001. Meeting minutes are attached as Exhibit A. The next Green Focus Group meeting is scheduled for August 28, 2001.

The Green Team also participated in the following meetings and received for review the following documents:

- Blocks 171-174 Commissioning Team meetings held on May 2, 2001; May 30, 2001; and June 28, 2001.
- Block 225 Commissioning and Indoor Air Quality Plan for the Construction Documents Phase.
- Blocks 171-174 second draft commissioning plan, issued June 28, 2001.

Apr 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. Meetings were held on January 16, 2001, and April 10, 2001. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received for review the following documents:

- January 18, 2001, Block 225 Office Building partnering session, hosted by Hensel Phelps Construction Company.
- March 14, 2001, Blocks 171-174 Office Buildings partnering session, hosted by Clark/Gruen Design/Build, Inc.
- Blocks 171-174 Commissioning Team meeting was held on April 4, 2001.
- Block 225 Commissioning and Indoor Air Quality Plan, all comments received, "Issued for Construction" version scheduled for release in May 2001.
- Blocks 171-174 draft commissioning plan, issued May 2, 2001, comments due May 24, 2001.
- Block 225 100 percent construction documents.

Jan 01 The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets regularly to discuss and resolve issues that affect both projects. A meeting was held on November 14, 2000. Meeting minutes are attached as Exhibit A.

Oct 00 On July 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Hensel Phelps team for the Block 225 Office Building project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. A copy of the minutes from the partnering session can be obtained by contacting Kathryn Welch, at (916) 327-7134 (kathryn.welch@dgs.ca.gov).

The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets to discuss and resolve issues that affect both projects. Meetings were held on July 25, 2000, August 29, 2000, and September 27, 2000. Meeting minutes are attached as Exhibit A.

The DGS Management Team, the Green Team, and both design/build teams entered into a Communication Protocol agreement whereby the protocol explains the recommended communication procedures between the Green Team and design/build teams and the DGS Management Team. It allows direct communications via e-mail with copies sent to certain individuals. A copy of the Communication Protocol agreement is attached as Exhibit B.

Jul 00 On May 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Clark/Gruen team for the Blocks 171-174 Office Buildings project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. The Green Team was requested to identify those areas of specific concern on the Blocks 171-174 Office Buildings project. Those concerns were:

- Sharing information between project teams viewed as successful in addressing green issues.

- Involvement of the Green Team in the selection of the commissioning agent for the Clark/Gruen team.
- Involvement of the Green Team in the landscape as it pertains to design, materials management, and water conservation.
- Establishment of the communications protocol between the State Management Team, the Green Team, and the Design/Build Teams during concurrent design review and construction activities. A finalized protocol will be included in a subsequent Quarterly Report to the JRC.
- Utilizing electronic document review when possible.
- Collection of information for future case studies.
- Development of procedures and practices for the prevention of mold during construction.
- Support of LEED 2.0 rating system as a performance-based tool.
- Assurance of the continued involvement of Clark/Gruen's green consultant.

These items were discussed at the June 27, 2000, Green Focus Group meeting, below, and will be incorporated into the process or essentially resolved.

A similar partnering session for the Block 225 Office Building project will be held in July 2000.

On June 27, 2000, representatives of the DGS, the Green Team, and both design/build teams attended the Green Focus Group meeting to discuss and review green issues common to both projects. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received the following documentation:

- Block 225 Waste Management Plan, issued May 18, 2000, comments received June 13, 2000.
- Block 225 Commissioning Plan, issued June 8, 2000, comments received June 22, 2000.
- Systems Confirmation Meetings on the mechanical, electrical, plumbing systems for both the Block 225 and Blocks 171-174 Office Buildings projects, June 20, 2000.
- Recycled Content Issues memo, dated June 22, 2000.
- Blocks 171-174 MEP Systems Confirmation Submittal, issued June 28, 2000.

Apr 00 The DGS, CEC, CIMWB, ARB, and DHS (a.k.a. Green Team) met on March 22, 2000, to finalize the oversight role of the Green Team during the development of the construction documents, construction, and occupancy of the project. The Green Team will be afforded the opportunity to review and comment on the development of the working drawings, including submittals, change orders, via a web-based management system. The Green Team will also participate in regularly scheduled progress meetings and system confirmations. A copy of the oversight agreement is attached as Exhibit A.

The RESD/PMB's project summary provided at the monthly status meeting with the DOF and the project's Executive Monthly Reports transmitted to the DOF and the

LAO provides project status information. Issues relating to green building measures will be specifically noted for review and input from the DOF and the LAO.

On March 23, 2000, the Green Team attended a Systems Confirmation Conference for the Block 225 Office Building project. Representatives of the CIWMB also participated in the pre-bid conference for the demolition contract for the Blocks 171-174 project. Additional meetings are scheduled for both projects during the working drawings phase.

A Green Focus Group has been formed consisting of representatives from both design/builders, the DGS, and the Green Team. The Green Focus Group will address and coordinate the green efforts of both projects.

- Jan 00* The DGS, CIWMB, and DHS met on November 11, 1999, to discuss the oversight mechanism methodology that will be utilized during the construction phase of the East End Complex. The DGS will continue to work with the CEC, CIWMB, DHS, and ARB. While the DGS does not expect issues to arise affecting green issues during contract negotiations, the DGS has committed to discuss such issues with these agencies. Additionally, enhancements not included in the Design/Builders' proposals will be discussed as possible changes to the contract and will utilize the green oversight mechanism, as applicable.
- Oct 99* Consensus was reached as to the content of the criteria. The criteria were included in the Request for Proposal documents. The CIWMB is charged with developing the "green oversight mechanism" for final discussion and adoption.
- Jul 99* Once consensus as to the content of the criteria is reached, the roles for the green oversight mechanism will be developed. The LOU commits the DGS to work out a process to ensure compliance. The approach will depend on the particular items that are included in the project and the timing of additional funds that may be available.

During the contract documents review phase we are and will continue to refine the measures into requirements of the base building wherever possible. The instructions for the "enhancements" section of the proposals will include those measures that remain desirable and may be accomplished through inclusion as an enhancement.

In addition to the processes outlined above, we have and will continue our practice of briefing the DOF and LAO on the progress of the project. All these agencies receive copies of the monthly reports. The DGS has agreed to share the Quarterly Update documents to the CEC, CIWMB, DHS, and ARB prior to issuance. To formalize the relationship throughout the project, final documents submitted will include items of agreement, those in progress and those of disagreement.

9. DGS, CIWMB, CEC, DHS and ARB Agreement

(Retired – January 2000)

10. Executive Complex

(Retired – January 2000)

11. Transportation and Parking

The Committee finds that DGS should continue to reduce the negative transportation impacts and parking shortages created by the East End Project.

Apr 02 The RESD and the Office of Fleet Administration met with the tenants, CDE and DHS, in April 2002, to present the East End parking issue paper. The document delineated the number of parking spaces located within the complex and peripheral lots. Shuttle service from peripheral parking lots will begin as required for the CDE tenants in Block 225. A Capitol Area Peripheral Parking Study is in progress to evaluate the parking needs of the entire capitol area.

Jan 02 The TSMP continues development as RESD and Fleet Administration prepare to meet in January 2002 with CDE and DHS. Discussions on available parking within the project site as well as peripheral parking with shuttle service will be addressed.

Oct 01 Components of the TSMP have been drafted, utilizing the results of the completed Capitol Area Commuter Survey and the parking study of the downtown area. The parking survey identified current parking supply for state-owned and leased facilities, parking rates, and level of utilization. The RESD staff is now working on analyzing the state shuttle systems in the downtown area and continues to examine opportunities with other agencies for parking and transportation demand. The shuttle system and recommendations for a downtown comprehensive shuttle system serving state agency needs will be a component of the TSMP.

July 01 The Capitol Area Commuter Survey ("State Your Mode") has been completed. The results can be viewed at www.stateyourmode.ca.gov. The RESD staff continues to work with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.

Apr 01 The Capitol Area Commuter Survey ("State Your Mode") is completed and the results are being compiled. The survey was conducted using a web site sponsored by the DGS. The survey period extended over a two-week period beginning in late April 2001, which targeted all state employees, including the Legislature, in the downtown area. Initial data from the survey indicated a high participation rate.

The data from the survey will now be analyzed and formatted into a general report on state employee commute patterns; a focused report will be prepared for the East End tenants. The RESD staff is also working with the transportation consultant to complete a Capitol Area parking survey and plan, as well as the development of a proposed state office building shuttle, to serve the Capitol Area and downtown business district.

Jan 01 The DGS, with the assistance of transportation consultants, is beginning the preparation of the Capitol Area Transportation Systems Management Plan (TSMP).

The TSMP for downtown Sacramento will continue implementation of the 1997 Capitol Area Plan, as well as address transportation issues on either approved (such as the Capitol Area East End Complex) or planned office development sites. This plan will address increasing commute alternatives along with evaluating the overall existing and future parking demand for facilities in the Capitol Area, the cumulative parking demand for other state owned/leased facilities in downtown Sacramento, and potential improvements in transit service to this area.

Oct 00 Nothing new to report.

Jul 00 An initial study of adding parking structures to the peripheral lots has been forwarded to RESD's Asset Planning and Enhancement Branch for further review.

Apr 00 Both design/build teams have initiated traffic management plans with the City of Sacramento. These plans address the impacts and mitigations on traffic during construction. The City of Sacramento has initiated a traffic calming program in the area with the cooperation of the design/builders.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 The DGS is continuing its efforts in this regard and will report on substantial progress when it is made.

12. Francis House Relocation

(Retired – April 2000)

13. Neighborhood Impacts

The Committee finds that projects of this magnitude when introduced into an existing neighborhood, should make efforts to maintain a pedestrian-friendly atmosphere, and directly in line with the ULI's recommendations, include consideration of after hours activities (and the potential lack of them) when formulating a design. Further, the Committee finds that mixed-use is a valuable means to maintain such an atmosphere, and recommends DGS continue to consider ways to include mixed uses in the project.

***Apr 02* The DGS and DOR/BEP continue to develop the construction documents to build the restaurant opportunity in the Block 173 retail location. An agreement was reached between the State Fire Marshal and the DGS on the size and configuration of coffee carts located within each lobby of the five buildings. The DGS is set to meet with the PWB to finalize the form of facilities lease needed in order to sublease the remaining 12,225 square feet of retail space at Blocks 173, 174, and 225 for the after-hours use activation requirements.**

Jan 02 The DGS and BEP continue to develop the retail opportunity at Block 173 location (17th Street and Capitol Avenue). The BEP are in contract negotiations to team with a private vendor to provide a restaurant and grill at the Block 173 retail location. The BEP is also in contract negotiations to team with a private vendor to provide coffee carts in each lobby of the five buildings.

The CADA continues to market Blocks 174 and 225 retail opportunities.

Oct 01 On October 15, 2001, the Blocks 171-174 design/builder, Clark/Gruen, held its fourth neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. Approximately eight people attended the meeting from the immediate neighborhood.

On October 17, 2001, seven members of the Renaissance Society, a partnership between the retired community and the California State University, Sacramento, attended a project briefing and sidewalk site tour.

The DGS and BEP continue to develop the retail opportunity at the Block 173 location. The CADA continues to market the Blocks 174 and 225 retail opportunities.

July 01 The DGS and BEP continue to develop the retail opportunity at the Block 173 location. The CADA will lease the remaining retail space. One resource CADA is utilizing is www.sacsites.com, Sacramento's Business and Development Resource to market the Blocks 174 and 225 retail opportunities.

The Design/Builders continue to inform the neighbors of upcoming construction activities.

Apr 01 The DGS and BEP have reached an understanding with respect to the DGS' commitments for BEP operation at the East End Complex. A copy of the memorandum of understanding is attached as Exhibit B.

On April 17, 2001, the Blocks 171-174 design/builder, Clark/Gruen, held its third neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. Approximately 15 people attended the meeting from the immediate neighborhood.

The third addition of the neighborhood newsletter was issued in April 2000. A copy of the newsletter is attached as Exhibit C.

Jan 01 The BEP submitted its letter of intent to the DGS for occupying the retail space in the Complex. The DGS has not received a specific proposal from the BEP at this time. Until the DGS receives the proposal, it is unclear if any legislative involvement may be required to implement the proposal. A copy of the letter is attached as Exhibit B.

Oct 00 On August 17, 2000, the DGS met with the Department of Rehabilitation's Deputy Director, BEP staff, and vendor representatives to further explain business opportunities available to the BEP at the East End Complex.

The model was on display to illustrate the orientation and ambience of the Complex as a whole, and was used to help point out the locations of proposed retail spaces. Revitalization of the neighborhood by having retail tenants who can invigorate the area after, as well as during, regular business hours was explained in terms of what

that meant to the BEP and its approach to operating space in the Complex. It was noted that these requirements are dictated in the EIR and requested by the City of Sacramento and the surrounding residents themselves. The BEP agreed that it could be looking "outside the box" of normal operation for its vendors and would expect that the higher-end food services would be provided by the private sector.

Locations of vendor carts in lobby areas with full access to conference facilities, break areas, and the buildings' exteriors, as well as vending machine opportunities throughout the Complex of state offices were presented and discussed very positively. Further discussions will help assist the BEP to make the determinations as to where they can best create opportunities for their vendors, and their vendors can best serve the employees, building visitors, and surrounding neighborhoods.

The second addition of the neighborhood newsletter was issued in September 2000. A copy of the newsletter is attached as Exhibit C.

On July 27, 2000, the Blocks 171-174 design/builder, Clark/Gruen, held its second neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. The meeting was attended by approximately 25 people from the immediate neighborhood.

The East End Joint Use Working Committee (Committee) met seven times between June 1999, and January 2000. The Committee consolidated a number of issues into categories and determined that utilizing the task force approach would be an ideal way to focus on the specific issues. The task forces formed were: Office and Building Space, Parking and Transportation, BEP Coordination, Management Structure, Retail and Plaza Usage, and Community. Lacking a decision from the BEP, the Committee determined the efforts to identify possible retail uses and opportunities within the Complex would not be effective. However, it was determined that any activity discussed by the task force would be possible without major modification to the building infrastructure. A list of the suggested retail and joint uses that came from the Committee meetings is attached as Exhibit D.

Jul 00 On April 26, 2000, the DGS met with the Director of the BEP to discuss the opportunities available within the parameters of the design. A follow-up meeting is tentatively scheduled for August 2000.

The first addition of the neighborhood newsletter was issued in June 2000. A copy of the newsletter is attached as Exhibit B.

The community can also follow the progress of the Capitol Area East End Complex via the Internet on the following public access web sites:

DGS/RESO, "East End Home Page" – www.dgs.ca.gov
Clark/Gruen – www.clark.constructware.com
Hensel Phelps – caeeb225.com

Beginning in June 1999, the Joint Use Task Force consisting of members of the DGS, City of Sacramento, Downtown Partnership, Convention Center, CADA, and the CAC met on a regular basis to identify and discuss concepts for possible joint use activities. The concepts primarily focused on activities that would facilitate the community use of the East End Complex. Of particular interest were possible uses after hours and on weekends. The initial work of the task force will be completed by a compilation of suggested joint uses. This list will be included in the next quarterly report. It was clearly evident that many of the suggested joint uses required administrative policy determinations and will be respectively elevated through each agency. In addition, the possible effect on the tax-exempt status of the funding bonds for the project needs to be determined by bond counsel. The final determination of what joint uses are implemented will be made in the context of these parameters.

Apr 00 A final report by the Joint Use Task Force is being prepared and will be included in a future report. The suggested joint uses will be reviewed with the DOF and the PWB's bond counsel for possible effects on the tax-exempt status of the bonds.

As stated in Item No. 16 of this report, a project introduction meeting was held on March 22, 2000, for the residents of the Dean Apartments. The meeting was well received.

A general project introduction meeting was held at the job site on April 3, 2000. Over 300 invitations were sent or delivered to residents and businesses adjacent to or near the project. Approximately 55 neighbors attended the meeting.

On April 7, 2000, the DGS Interim Director, Cliff Allenby, sent letters to the members of the Legislature and Governor's Office notifying each of the commencement of construction activities.

Copies of the letters sent to the neighbors, the Legislature and the Governor's Office are attached as Exhibit B.

The first issue of the neighborhood newsletter is being prepared. A public access web site for up-to-the-minute project information is under construction. The web site address and a copy of the newsletter is anticipated for inclusion in the July 2000 Quarterly Report to the JRC. If there are interested citizens who would like additional project information or would like to be placed on the newsletter mailing list, please contact the on-site state management office at (916) 323-8447.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 The DGS, the City of Sacramento, and CADA continue to regularly meet to discuss joint-use operating arrangements for the shared facilities of the project.

14. Periodic Monitoring of Recommendations (Retired – January 2000)

15. Project Enhancements

(Retired – October 2001)

16. Significant Accomplishments and Schedule

The Letter of Understanding between the DGS, CEC, CIWMB, DHS, and ARB recommended this addition to the report.

Note: Design and construction-related activities will be carried for one quarter after the initial reporting period.

***Apr 02* Project Schedule**

Major milestones are as follows:

Jan/98	Selection of Primary Consultants	Complete
Jul/98	PWB Approval of Block 224 Garage PPs	Complete
Nov/98	Award Design/Build Contract for Block 224 Garage	Complete
Nov/98	Complete PPs for Blocks 171-174 and 225	Complete
Dec/98	Submit Mandated Package to Legislature	Complete
Dec/98	Block 224 Start Construction	Complete
May/99	PWB Approval of PPs, Blocks 171-174 and 225	Complete
Jan/00	Award Design/Build Contracts for Blocks 171-174 and 225	Complete
Jan/00	Block 224 Garage – Complete Construction	Complete
Feb/00	Start Construction, Blocks 171-174 and 225	On Schedule
Mar/03	Complete Construction/Occupy All Facilities	

Block 225 and Blocks 171-174 Office Buildings

Apr 02

- To date, design agreements or contracts were entered into for public art installations at the following areas:
 - Capitol Avenue plaza
 - Etched elevator doors for each lobby of the five buildings
 - Block 171 lobby sculptures (2)
 - Block 171 collage along elevator corridor
 - Block 171 mural in the L Street lobby exit
 - Block 171 courtyard sculpture
 - Block 172 lobby artwork
 - Block 172 pre-function auditorium area seating
 - Block 172 two-story pre-function area hanging artwork
 - Block 172 terminating wall of the elevator lobby artwork

- Block 173 lobby stone sculpture
- Block 173 Parking Garage metal grillwork along L and 16th Streets
- Block 174 lobby light sculpture
- Block 174 terminating wall of the elevator lobby artwork
- Block 225 lobby artwork – May-June 2002 installation
- Block 225 pocket park – April-June 2002 installation
- Block 225 childcare fence grillwork along O Street – May 2002 installation
- Block 225 tile mural in the childcare facility – June 2002 installation
- 15th Street stone sculptures
- The next meeting of the Art Selection Panel will be held in June 2002.
- Both design/build teams and the DGS continue working with the State Fire Marshal's office and the Division of the State Architect. The State Fire Marshal has completed the review of the core and shell plans for fire and life-safety compliance for Blocks 171-174 and Block 225. The Division of the State Architect has conducted follow-up reviews for access compliance on both projects.
- The SBE/DVBE Utilization Plans: As of April 30, 2002, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	104%	199%
Clark/Gruen	71%	64%

Block 225 Office Building:

DESIGN ACTIVITIES

- Design activities are 100 percent complete.
- The Block 225 design/build team, led by Hensel Phelps and Fentress Bradburn, continue working together to resolve field-related design issues.
- Nolte Associates, civil engineer on the Block 225 design/build team, issued the construction documents to the City of Sacramento for site improvements surrounding the Block 225 office building. This work is being coordinated with the City's design of the 54-inch storm drain. The City approved the plans on April 11, 2002.
- SMWM, green building architect for the Block 225 design/build team, continues to review material submittals for compliance with Section 01350 of the specifications in order to ensure that these materials meet the indoor air quality and recycled content requirements set forth in Section 01350 of the specifications. SMWM is also coordinating the LEED building certification process for the Block 225 design/build team.
- In January 2002, SMWM issued a revised commissioning plan and schedule. The plan includes, among other revised and updated items, a detailed indoor air quality testing protocol and schedule. Building air sampling is planned before and after installation of the office furniture systems, after completion of the 30-day flush out as well as after building occupancy. The sixth floor pre-furniture sampling took place on

February 26, 2002, and the sixth floor post-furniture sampling occurred on April 8, 2002.

- The design/build team, the State Management Team, representatives from the CDE (tenant) and the Keller Group (modular furniture) continue to meet on a biweekly basis to discuss transition and move-related issues. Sample workstations were “mocked-up” at the job site and at CDE’s existing location for review. These installations provided the tenant an opportunity to see the product, the design/build electrician to become familiar with electrical connections, and for the State Management Team to review the quality of installation and lighting conditions.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 97 percent complete.
- The installation of glazing frames and glass doors is complete with the exception of the glass balance doors at the lobby.
- Installation of stone in the main lobby is complete.
- Mechanical work for the underfloor air distribution system is complete. Mechanical commissioning activities continue and are being coordinated with the state inspectors. Factory representatives from the chiller manufacturer energized the three chillers on April 30, 2002.
- Crews are concentrating on the installation of final electrical fixtures and finishes on the third floor main computer room and ground floor security control room. Tele/Data work in the communication closets is being coordinated with CDE’s equipment rack vendor.
- Installation of the stainless steel soffits at the ellipse openings began at the 15th Street façade.
- Installation of the sunshade trellis at the ellipse continues and will be complete in May 2002.
- Installation of plumbing fixtures nears completion with outstanding work in the childcare area and at two drinking fountain locations. Upon completion of the fixture installation in May 2002, the remaining plumbing work will consist of landscape plumbing, commissioning activities, and punch list work.
- Installation of the stainless steel clad canopy in the childcare courtyard is complete.
- The childcare courtyard topping slab was placed in April 2002, in preparation for the playground equipment and the poured-in-place recycled rubber play surface.
- Construction the plaster soffit ceiling in the arcades is complete.
- Architectural millwork is complete with the exception of the boardroom dias, podium and chair rail, and the mail lobby security counter. Carpenters installed the cherry wood panels in the main elevator lobby and the childcare cubbies.
- Painting is complete on all floors with the exception of the stairwells and punch list corrections.
- Installation of flooring is complete with the exception of the elevator cabs, which will be installed later in the project to avoid damage. Completion of

the carpeting in the elevator lobbies is complete on floors two through six. The stone of the ground floor lobby was complete in April 2002.

- Ceramic tile installation in the restrooms on all floors is complete.
- Elevator cabs are installed. The elevator contractor has begun performing final operation adjustments and fire control switch and elevator cab call buttons. The artwork elevator doors will be installed in May 2002.
- Installation of the terrace pavers began in April 2002.
- Site work began in April 2002, in the area between the building facades and the city streets. Crews cleared the surrounding site, trenched for landscape irrigation, and compacted loose soil. Landscaping, sidewalks, curbs, and gutters will be placed around the site over the next two months.
- Construction begins in the Pocket Park located between the office building and the historic Dean Apartment Building. The park area is being designed by a California artist as part of the Art Program. Crews set a granite boulder as part of the fountain feature and placed the concrete at the raised planters and seating locations.
- The State Management Team is working with the design/build teams, CADA, City of Sacramento, AT&T Broadband, and SMUD to relocate the overhead electrical and cable wires on the east side of 14th Street between O Street and the N/O Street alley. SMUD completed the relocation of electrical lines in April 2002, while AT&T Broadband plans to relocate the overhead cable lines in May 2002.
- The punch list sequence began in February 2002, and has progressed to the first floor. Each week, one half of a floor is reviewed for incomplete work as inspectors move from upper floors to lower floors. Each floor is inspected for punch list items prior to delivery of MSF to that floor.
- The delivery and installation of MSF is on schedule. Crews have completed floors six, five, four, and portions of the third floor. Floors two and one will be complete prior to May 24, 2002, when the 30-day building flush is scheduled to begin.

Blocks 171-174 Office Buildings:

DESIGN ACTIVITIES

- Design activities are currently 99 percent complete.
- Clark/Gruen's core and shell design is completed. The interior designers have completed the tenant improvement drawings for Blocks 171-174. Minor adjustments are being made as tenants, CDE and DHS, finalize their review.
- Honeywell, the integrated facility management systems contractor, continues to make final adjustments to the design, locating and relocating card readers and cameras to accommodate the RFP requirements and tenant adjustments. Meetings continue to review final operational issues relating to the interface of the tenant and public-use parking.
- Clark/Gruen's commissioning agent, NABCO, continues to further develop the commissioning plan for Blocks 171-174. The State Management Team and the Green Team continue to focus on issues that are critical to the

buildings' indoor environment. A brief indoor air quality sampling plan was submitted to the state on March 18, 2002. A more detailed plan will follow.

- Clark/Gruen held a partnering meeting on March 7, 2002. Clark/Gruen introduced Air Quality Sciences as their indoor air quality consultant. In addition, Clark/Gruen committed to pursuing the LEED certification process as a project enhancement.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 78 percent complete.
- The Capitol Avenue plaza concrete substructure has been poured. Infrastructure for the landscaping and artwork continues.
- Masonry block construction is complete.
- Precast panel installation is complete.
- Exterior stone installation:
 - Block 171 – 80 percent complete
 - Block 172 – 65 percent complete
 - Block 173 – 20 percent complete
 - Block 174 – 80 percent complete
- Window wall system installation:
 - Block 171 – 95 percent complete
 - Block 172 – 40 percent complete
 - Block 173 – 50 percent complete
 - Block 174 – 90 percent complete
- Interior Mechanical/Electrical rough in:
 - Block 171 – 90 percent complete
 - Block 172 – 70 percent complete
 - Block 173 – 90 percent complete
 - Block 174 – 90 percent complete
- Interior Finishes: bathroom tile has been installed in Blocks 171 and 174. Finished ceiling grid system is being installed in Block 174. Painting has started on the seventh floor of Block 174 continuing down through the building to the first floor. Doors and frames are being installed on the seventh floor of Block 174.
- Elevators: Infrastructure work for Blocks 171 and 174 is 90 percent complete and ready for the installation of the finished elevator cabs. The Block 174 freight elevator is now operational.
- Photovoltaic panels are being installed at Blocks 171 and 174.

Jan 02

- To date, design agreements or contracts were entered into for public art installations at the following areas:
 - Capitol Avenue plaza
 - Etched elevator doors for each lobby of the five buildings
 - Block 171 lobby sculptures (2)
 - Block 171 collage along elevator corridor
 - Block 171 mural in the L Street lobby exit
 - Block 171 courtyard sculpture

- Block 172 lobby artwork
- Block 172 pre-function auditorium area seating
- Block 172 two-story pre-function area hanging artwork
- Block 172 terminating wall of the elevator lobby artwork
- Block 173 lobby stone sculpture
- Block 173 Parking Garage metal grillwork along L and 16th Streets
- Block 174 lobby light sculpture
- Block 174 terminating wall of the elevator lobby artwork
- Block 225 lobby artwork
- Block 225 pocket park
- Block 225 childcare fence grillwork along O Street
- Block 225 tile mural in the childcare facility
- 15th Street stone sculptures
- The next meeting of the Art Selection Panel will be held in April 2002.
- Both design/build teams and the DGS continue working with the State Fire Marshal's office and the Division of the State Architect. The State Fire Marshal has completed the review of the core and shell plans for fire and life-safety compliance for Blocks 171-174 and Block 225. The Division of the State Architect has conducted follow-up reviews for access compliance on both projects.
- The SBE/DVBE Utilization Plans: As of January 31, 2002, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	102%	198%
Clark/Gruen	68%	65%

Block 225 Office Building:

DESIGN ACTIVITIES

- Design activities are 100 percent complete.
- The Block 225 design/build team, lead by Hensel Phelps and Fentress Bradburn, continue working together to resolve field-related design issues.
- Nolte Associates, civil engineer on the Block 225 design/build team, issued the construction documents to the City of Sacramento for site improvements surrounding the Block 225 office building. This work is being coordinated with the City's design of the 54-inch storm drain. The plans continue to be reviewed by the City of Sacramento.
- The State Management Team continues to work with the design/build teams, AT&T Broadband, and SMUD to relocate the overhead electrical and cable wires on the east side of 14th Street between O Street and the N/O Street alley.
- SMWM, green building architect for the Block 225 design/build team, continues receiving and reviewing building material submittals for compliance with Section 01350 of the specifications in order to ensure that these materials meet the indoor air quality and recycled content requirements set forth in Section 01350 of the specifications. SMWM is also coordinating the LEED building certification process for the Block 225 design/build team.

- In January 2002, SMWM issued a revised commissioning plan and schedule. The plan includes, among other revised and updated items, a detailed indoor air quality testing protocol and schedule. Building air sampling is planned before and after installation of the office furniture systems as well as after building occupancy.
- The design/build team, the State Management Team, and representatives from the CDE (tenant) and the Keller Group (modular furniture) continue to meet on a biweekly basis to discuss transition and move-related issues. Sample work stations were “mocked-up” at the job site and at CDE’s existing location for review. These installations provided the tenant an opportunity to see the product, the design/build electrician to become familiar with electrical connections, and for the State Management Team to review the quality of installation and lighting conditions.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 89 percent complete.
- The installation of glazing frames continues as crews install glass on the ground floor of the building at the retail location. During January 2002, all exterior doors were installed with the exception of the glass balance doors at the lobby. Detailed field measurements were taken for the fabrication of the stainless steel soffits at the ellipse openings. This work, as well as the exterior windows, is expected to be completed in March 2002.
- Installation of the sunshade trellis at the ellipse continued in January 2002.
- Installation of the stainless steel clad canopy in the childcare courtyard began in January 2002.
- With the column cover work complete at the exterior arcades, crews began constructing the plaster soffit ceiling.
- Installation of stone in the main lobby began in January 2002 as crews set the bottom course of White Moncini, Travertine, and Glascogne Blue granite. Travertine is the primary stone for the lobby walls.
- Walls constructed on top of the raised floor are complete on the second through sixth floors. The first floor is approximately 90 percent complete. Crews framed the CDE Boardroom ceilings and soffits with drywall installation scheduled to begin in February 2002.
- Installation of the suspended acoustical ceiling system continues. Crews have completed installation on the fourth through sixth floor and are now concentrating on the third floor. The ceiling tile has high-acoustical properties to help reduce noise, high-light reflectance to enhance interior lighting and move natural daylight deeper into the building, and a high-recycled content.
- Painting continues with the first two coats of paint being completed on floors three through six. The selection of the paint for this project was primarily based on products with no (or low) VOC content.
- Installation of carpet and flooring on the sixth floor completed in January 2002. Workers vacuum the sealed concrete deck below the raised floor prior to laying carpet as an additional measure contributing to the enhanced indoor air quality.
- Plumbing fixtures are being installed on the fourth and third floor restrooms. Fixture installation is being coordinated with the completion of ceramic tile. Each

restroom is equipped with electronic hand washing faucets that operate by means of an infrared sensor.

- Crews completed ceramic tile installation in the restrooms on floors three through six. Tile installation on the second and first floor restrooms is expected to be completed in February 2002.
- The elevator contractor completed installation of the cabs for elevators one, two, four, and five. Elevator cabs three and six arrived at the jobsite the last week of January 2002.

Blocks 171-174 Office Buildings:

DESIGN ACTIVITIES

- Design activities are currently 99 percent complete.
- Clark/Gruen's core and shell design is completed for mechanical, plumbing, and electrical for Blocks 171-174. SASCO Electric and its controls consultant continue to work on the integrated facility management system and the data requirements for the project. The security consultant has completed the final review and coordination with the DGS representative.
- Honeywell, the integrated facility management systems contractor, continues to make final adjustments to the design, locating and relocating card readers and cameras to accommodate the RFP requirements and tenant adjustments. Honeywell is defining the proper interfacing with the central security office to the parking facilities as it relates to employee use and off-hours public use of the parking structure.
- Clark/Gruen's commissioning agent, NABCO, continues to further develop the commissioning plan for Blocks 171-174. The State Management Team and the Green Team continue to focus on issues that are critical to the buildings' indoor environment.

CONSTRUCTION ACTIVITIES

- Construction activities are currently 64 percent complete.
- The Capitol Avenue plaza continues to develop with the temporary dirt ramps being removed. Foundation and waterproofing for the remaining portion of the plaza is currently underway.
- The remaining shotcrete structural walls for the plaza and planter areas will be completed in March 2002.
- Structural steel erection:
 - Block 171 – 100 percent complete
 - Block 172 – 100 percent complete
 - Block 173 – 100 percent complete
 - Block 174 – 100 percent complete
- Elevated deck concrete work:
 - 16th and L Streets parking garage – 100 percent complete
 - Block 171 – 100 percent complete
 - Block 172 – 100 percent complete
 - Block 173 – 100 percent complete
 - Block 174 – 100 percent complete

- Plaza East – 55 percent complete
- Plaza West – 70 percent complete
- Masonry block construction on Block 172 resumed and will complete by the end of February 2002. Masonry block will be installed at the loading dock of Block 174 upon completion of the structural concrete work.
- Precast panel installation:
 - 16th and L Streets parking garage – 100 percent complete
 - Block 171 – 95 percent complete
 - Block 172 – precast panel installation will begin upon completion of fire proofing
 - Block 173 – 90 percent complete
 - Block 174 – 100 percent complete
- The rough plumbing for the storm and sewer system is now substantially complete at Block 171, Block 174, and the Parking Garage at Block 173. The roof drains are now connected to the City's storm system. Rough plumbing began at Block 173 and is approximately 20 percent complete.
- Exterior stone installation:
 - Block 171 – 45 percent complete
 - Block 172 – exterior stone installation will begin upon completion of the precast panel installation
 - Block 173 – exterior stone installation will begin upon completion of the precast panel installation
 - Block 174 – 85 percent complete
- Window wall system installation:
 - Block 171 – 50 percent complete
 - Block 172 – window wall system installation will begin upon completion of exterior stone installation
 - Block 173 – window wall system installation will begin upon completion of exterior stone installation
 - Block 174 – 75 percent complete
- Interior plumbing rough in:
 - Block 171 – 100 percent complete
 - Block 172 – interior plumbing rough in will begin upon completion of the elevated deck concrete work
 - Block 173 – 20 percent complete
 - Block 174 – 100 percent complete
- HVAC water piping installation:
 - Block 171 – 100 percent complete
 - Block 172 – HVAC water piping installation will begin upon completion of the elevated deck concrete work
 - Block 173 – HVAC water piping installation will begin upon completion of the elevated deck concrete work
 - Block 174 – 100 percent complete
- Insulated air distribution system duct work installation:
 - Block 171 – 80 percent complete
 - Block 172 – insulated air distribution system duct work installation will begin upon completion of the elevated deck concrete work

- Block 173 – 35 percent complete
- Block 174 – 100 percent complete
- Electrical rough in installation:
 - 16th and L Streets parking garage – 100 percent complete
 - Block 171 – 100 percent complete
 - Block 172 – electrical rough in installation will begin upon completion of the elevated deck concrete work
 - Block 173 – 35 percent complete
 - Block 174 – 100 percent complete
- Mechanical equipment platforms for the installation of the mechanical equipment on Blocks 171 and 174 are complete.
- Fire-sprinkler piping
 - Block 171 – 85 percent complete
 - Block 172 – fire-sprinkler piping installation will begin upon completion of fireproofing
 - Block 173 – 30 percent complete
 - Block 174 – 85 percent complete
- Exterior architectural metal panels installation begins on Block 174.
- Crews began installation of the roof on Block 174. The first coat of roofing material will serve as a service layer, allowing other trades to accomplish their work without damage to the final roof. The same application sequence will start on Block 171 once weather permits and the surface is dry enough for product application.

One Year Ago This Quarter:

- **February 2001:**
 - **Block 225 – Structure steel erection completed this month as crews set the final beam on February 27, 2001.**
 - **Blocks 171-174 – The auger-injected piles completed this month on all four blocks.**
- **March 2001:**
 - **Block 225 – Precast panel production is complete with delivery to the job site expected at the beginning of April 2001.**
 - **Blocks 171-174 – Phase I, II, and III of the off-site utilities are now complete. Clark/Gruen has begun the installation of the SMUD infrastructure that will supply the main electrical power to Blocks 171-174.**
- **April 2001:**
 - **Block 225 – Exterior stone installation began at the end of March 2001 and continues this month. Crews installed White Moncini granite on the north façade of the building then moving east, along 15th Street, to begin connection of the steel framing for the stone.**
 - **Blocks 171-174 – The tower crane has been mobilized, inspected, and is operational. The tower crane is being utilized to off-load and erect the structural steel on Block 171. The structural steel erection will begin on May 7, 2001. Herrick, the structural steel contractor, is scheduled to erect 45 pieces of steel a day. By mid June, the number of pieces erected should be up to 75 per day. Herrick will mobilize a mobile crane on Block 174 to erect steel concurrent with Block 171. Structural metal decking will arrive on site towards the end of May 2001.**

II. Comments from the CEC, CIWMB, DHS, and ARB

Pursuant to the Letter of Understanding between the DGS and CEC, CIWMB, DHS, and ARB, a draft of this report was provided to these agencies. Comments received to the draft report are provided herein.

<i>Apr 02</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 02</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jul 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Apr 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 01</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jul 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Apr 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 99</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.

EXHIBIT A

Green Focus Group Meeting Minutes and Action Items

Dated: March 27, 2002

Green Focus Group MEMORANDUM OF MEETING

Project Name Capitol Area East End Complex

Meeting No. **11.0**

Purpose of Meeting Progress on Joint Project Green Efforts and Issues

Project No. 105171, 105225

Meeting Date March 27, 2002

Meeting Place Clark/Gruen Conference Room

Present

State Team

Richard Teramoto

Mike Meredith

Joel Griffith

Annette Salazar

John Munoz

☒ Mike Langley

☒ Joe Griffin

☒ Jim Ogden

Joe Cabral

☒ Lowell Shields

Greg Cunningham

D/B Team

Block 225

☒ Anthony Bernheim

Green Team

☒ Leon Alevantis

D/B Team

Block 171-174

Debra Gerod

Lou Palandrani

☒ Chris Hutchinson

☒ Gil Gager

☒ = attendee

[P] = partial attendance

= copy only

Team Changes

Clark/Gruen

10.1

171-174: Clark/Gruen announced that they plan to shift some of the 'green' responsibilities to Kelly Ingalls. Clark/Gruen to provide State Team more information on division of responsibilities between Kelly Ingalls (KMI) and Huston Eubank (RMI). **3/27 – The division of responsibilities has not yet been formalized in writing between RMI and KI.**

Clark/Gruen

11.1

State Team: Greg Cunningham is **NOT** leaving ESS. Energy modeling information listed under item 10.2 should be sent to Greg. His email is: gwacunningham@AOL.com

Design Issues

Clark/Gruen

Energy Modeling, Lighting Systems, Mechanical Systems, Landscaping

10.2

Energy Modeling: Block 171-174 – Clark Bisel delivered the updated energy model at this meeting showing 31.5% better than Title 24. The model includes tenant lighting, current design information, and original RFP zoning. Previous mechanical clarifications have been addressed and the updated equipment matrix is coordinated with the model. Open issues include: possible lighting changes and central plant optimization. The central plant

			issue may require Flack and Kurtz to model outside the RFP requirements (EnergyPro) depending on the type of optimization required – optimize for cost savings or energy savings. Clark/Gruen to send ESS a set of TI plans.
	Clark/Gruen	11.2	Greg Cunningham has left messages for Gil requesting the TI plans for the Blocks 171-174 project in order to complete his review. Chris Hutchinson stated that the reflected ceiling plans (RCP) will be complete with devices and hard wall locations by April 10.
	FYI	11.3	The Focus Group discussed some type of acknowledgement that the Design/Builder's have successfully met the modeling requirements through the construction phase.
	State Team (OES)	11.4	Mike Langley will re-confirm with Cunningham that he has received all required deliverables from the design/build teams.
	State Team	10.3	Lighting: AllSteel claims they have a task light that meets MSF RFP requirements. Nothing has been formally submitted yet. 3/27: AllSteel's task lights meet the requirements. Procurement Division issued an approval letter. PIA is currently testing their task light.
	Clark/Gruen	9.1	The D/B's will build a mock-up to view lighting levels, task lighting. 1/16: 225 mock-up is complete. Clark/Gruen is waiting for the weather to improve. 3/27: No change in status.
	Clark/Gruen	9.2	The Green Team will be discussing the art changes and its impacts on sustainable design issues. 1/16: CEC has asked to review the Plaza lighting design and calcs for recommendations. 3/27: CEC would also like to see the photometrics of the plaza when Clark/Gruen submits the plaza lighting plans. Clark/Gruen stated the plans will be ready at the end of April 2002.
Indoor Air Quality	<i>Products, Standards, Mitigation Efforts</i>		
	CLOSED	6.6	Systems Furniture: 8/28: Still an issue about formaldehyde levels and task lights. 1/16: AllSteel claims they have passed the IAQ requirements. No formal information has been submitted. 3/27: It has been confirmed that AllSteel has met the MSF requirements.
	Clark/Gruen	10.4	Testing: 225: Performing random tests on all floors before and after MSF installation. 171-174: Plans to test the 7 th floor and a random floor after installation of MSF. Further development will be issued in their updated Cx Plan. The Green Team stated that this testing is very limited and will not meet the intent of the RFP. The Clark/Gruen Team was encouraged to submit their IAQ testing plan in writing for the State's review. 3/27: Clark/Gruen has retained AQS as their indoor air quality consultant. A brief IAQ testing plan was submitted to the State on 3/18. A more detailed plan will follow.
		10.5	Materials: If the 171-174 project uses testing data for products used on 225, it was advised that it be reviewed for quantities and air exchange rates. 171-174: Emission testing requirements and protocol is being discussed internally at Clark/Gruen. Currently, material submittals are being evaluated against MSDS sheets. When chemicals of concern are listed, the manufacturer is required to provide data

proving their product meets the specifications. See 10.6 below. The Green Team objected to such an approach stating that Clark-Gruen's own Section 1351 should be applied on all major materials with IAQ implications. It was also stated that MSDS offer very limited information with regards to indoor air quality. The Clark Gruen Team agreed to submit to Jim Ogden all IAQ test reports. 225: All IAQ test results, with the exception of caulking, have been submitted to the state. Jim Ogden will prepare a copy for Leon Alevantis 3/27: Clark/Gruen will prepare this information and forward it to the State

- 11.5 Kelly Ingalls will be reviewing the lab testing protocol based on procedures set forth in Clark/Gruen's spec section 01351. Chris Hutchinson will discuss with Kelly Ingalls how the interpretation of the test data is handled. The Block 225 project utilized a 3rd party specialist.

Commissioning

Participants, Plans, Schedules

- 10.6 **Commissioning Plans:** 171-174 is developing an IAQ matrix to be included in the updated Cx Plan. Further discussions regarding Cx will be discussed at the 171 Cx Meeting at 3:00 PM, today. 225 issued an updated Cx Plan and schedule on 1/11/02. **3/27: The Green Team is reviewing the current Cx Plan prepared for Blocks 171-174. By April 2, 2002, Clark/Gruen will have completed their schedule for system start-ups as well their IAQ commissioning plan. Clark/Gruen will review with Scott and SASCO prior to submitting to the State. Electrical and mechanical pre-punch test forms will be ready by the next Cx meeting (April 16, 2002).**

- Clark/Gruen 11.6 Accessibility to the buildings equipment should be designed and reviewed for easy access for maintenance staff.

Communication CLOSED

Protocol, Web Sites, Case Studies, Meetings, PR, Grants/Incentives, Awards

- 4.15 **Case Studies:** 6/26/01: DGS is waiting to hear from CBE regarding DOE matching grant. The first series of questions from CBE are expected to be released soon. The Green Team requested inclusion in the process. 1/16: The DOE matching grant was not funded. The CBE study is proceeding with tenant interviews/surveys. DHS is meeting with CBE to review opportunities for involvement. **3/27: Questionnaire data obtained from the CBE study and IAQ measurements taken by DHS can be coordinated upon completion of the tasks.**

- CLOSED 10.7 DHS is working with DGS to sample air quality over a period of time to study how 'green' building materials react/pay-off over time and compare the results against materials with standard composition. 3/27: DHS will work both with DGS and the future tenants to coordinate this post-occupancy testing

- CLOSED 8.4 **Grants/Incentives:** SMUD PV and Cool roof grants are on-going.
Clark/Gruen 11.7 **LEED – LEED: 1/16: 225 met today, reported on progress made to date and made new assignments for potential additional credits. 171-174 Huston and Kelly will be in charge of the LEED certification process. 3/27: The Clark/Gruen team has begun organizing their LEED certification package. They are**

holding monthly team meetings to update. The State Management Team offered to assist.

Recycled Content	<i>Waste Management Plans, Recycled Materials, Product Certification</i>
<i>CLOSED</i>	7.4 <u>Recycled Paint:</u> Painting of the below grade parking garage walls is not recommended by the Green Team. A decision will be made by DGS at a later time based on the aesthetics of the unpainted concrete. 1/16: If the decision is to paint, it will need to happen prior to flushing period. 3/27: Status unchanged.
<i>CLOSED</i>	10.8 <u>Waste Management:</u> Both teams continue to track their construction waste.

No further Focus Group Meetings are scheduled. Open issues from this group will be addressed with the individual group members.

Submitted By

3D/International
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